

**Forest West Owners Association, Inc.**  
**MTD Profit & Loss Budget vs. Actual**  
 January through August 2015

	Jan - Aug 15	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Regular Assesments	109,482.88	109,480.00	2.88
4015 · Late Fees	375.00	240.00	135.00
4030 · Interest	7.92	0.00	7.92
4035 · Fines	350.00		
4040 · Miscellaneous Income	0.00		
<b>Total Income</b>	<b>110,215.80</b>	<b>109,720.00</b>	<b>495.80</b>
<b>Gross Profit</b>	<b>110,215.80</b>	<b>109,720.00</b>	<b>495.80</b>
<b>Expense</b>			
<b>5100 · Administrative Expense</b>			
5113 · Bank Service Charge	0.00		
5118 · Office Supplies	552.00	568.00	-16.00
5120 · Printing & Reproduction	209.07	120.00	89.07
5121 · Postage & Delivery	303.92	280.00	23.92
5135 · Licenses/Permits/Inspect	0.00	200.00	-200.00
5140 · Meetings	0.00	0.00	0.00
5145 · Foreclosed Unit Costs	0.00	0.00	0.00
5148 · Legal/Professional	1,540.16	500.00	1,040.16
5149 · Website Cost	247.00	280.00	-33.00
5150 · Management Fees	9,360.00	9,360.00	0.00
5151 · Management Fee Other	50.00	1,900.00	-1,850.00
5154 · Advertising	0.00	60.00	-60.00
5155 · Accounting/Audit Fees	1,577.07	1,800.00	-222.93
5170 · Bad Debt Expense	0.00	1,000.00	-1,000.00
5180 · Admin-Misc. Expense	0.00	0.00	0.00
<b>Total 5100 · Administrative Expense</b>	<b>13,839.22</b>	<b>16,068.00</b>	<b>-2,228.78</b>
<b>5200 · Insurance</b>			
5210 · D & O Liability Insurance	1,036.64	984.00	52.64
5220 · Insurance- Property	12,008.56	11,520.00	488.56
5225 · Umbrella Insurance	1,320.00	1,320.00	0.00
5230 · Liability Insurance	2,917.20	0.00	2,917.20
5240 · Auto Insurance	0.00	2,280.00	-2,280.00
5245 · Fidelity Insurance	223.36		
<b>Total 5200 · Insurance</b>	<b>17,505.76</b>	<b>16,104.00</b>	<b>1,401.76</b>
<b>5300 · Utilities</b>			
5310 · Electric	2,441.40	3,600.00	-1,158.60
5320 · Telephone/Long Distance	469.80	696.00	-226.20
5330 · Trash Removal	2,258.70	2,800.00	-541.30
5340 · Water	26,281.63	25,600.00	681.63
<b>Total 5300 · Utilities</b>	<b>31,451.53</b>	<b>32,696.00</b>	<b>-1,244.47</b>
<b>5400 · Contract Services</b>			
5410 · Landscaping	3,143.60	3,160.00	-16.40
5415 · Pest Control	2,735.72	1,491.00	1,244.72
5419 · Security	3,256.00	3,160.00	96.00
5420 · Pool/Jacuzzi Contract	1,894.41	2,168.00	-273.59
<b>Total 5400 · Contract Services</b>	<b>11,029.73</b>	<b>9,979.00</b>	<b>1,050.73</b>
<b>5500 · Repairs &amp; Maintenance</b>			
5510 · Common Areas	3,343.63	1,064.00	2,279.63
5520 · Electrical Repair	0.00	832.00	-832.00
5525 · Exterior Repair	4,736.64	4,640.00	96.64
5530 · Fences, Gates, & Walls	165.13	400.00	-234.87
5540 · Interior	1,879.13	1,392.00	487.13
5550 · Landscaping	1,623.75	800.00	823.75
5555 · Lighting	1,263.53		
5565 · Plumbing Repairs	0.00	360.00	-360.00
5570 · Swimming Pool	1,353.13	6,200.00	-4,846.87
5575 · Roof Repairs	4,413.52	3,096.00	1,317.52

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Accrual Basis

**Forest West Owners Association, Inc.**  
**MTD Profit & Loss Budget vs. Actual**  
 January through August 2015

	Jan - Aug 15	Budget	\$ Over Budget
5578 · Porter/Maid Service	7,830.20	7,864.00	-33.80
5580 · Sprinkler System(ext)	0.00	1,000.00	-1,000.00
<b>Total 5500 · Repairs &amp; Maintenance</b>	<b>26,608.66</b>	<b>27,648.00</b>	<b>-1,039.34</b>
5700 · Taxes			
5730 · Property Tax	0.00	0.00	0.00
<b>Total 5700 · Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>100,434.90</b>	<b>102,495.00</b>	<b>-2,060.10</b>
<b>Net Ordinary Income</b>	<b>9,780.90</b>	<b>7,225.00</b>	<b>2,555.90</b>
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6700 · Interest (Construction) Expense	1,286.68	1,564.00	-277.32
<b>Total Other Expense</b>	<b>1,286.68</b>	<b>1,564.00</b>	<b>-277.32</b>
<b>Net Other Income</b>	<b>-1,286.68</b>	<b>-1,564.00</b>	<b>277.32</b>
<b>Net Income</b>	<b>8,494.22</b>	<b>5,661.00</b>	<b>2,833.22</b>